

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Santa Cruz

State: CA

PJ's Total HOME Allocation Received: \$6,410,257

PJ's Size Grouping*: C

PJ Since (FY): 1996

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	85.90 %	90.22 %	63	90.66 %	20	18	
% of Funds Disbursed	75.14 %	80.19 %	63	81.06 %	24	20	
Leveraging Ratio for Rental Activities	1.95	5.73	63	4.62	35	28	
% of Completed Rental Disbursements to All Rental Commitments***	70.59 %	72.76 %	53	81.27 %	15	15	
% of Completed CHDO Disbursements to All CHDO Reservations***	44.64 %	60.11 %	62	68.23 %	16	15	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	99.50 %	78.04 %	6	79.86 %	88	92	
% of 0-30% AMI Renters to All Renters***	87.94 %	41.03 %	3	44.82 %	94	96	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	92.04 %	1	94.65 %	100	100	
Overall Ranking:			In State:	29 / 92	Nationally:	49 47	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,088	\$32,339		\$25,419	199 Units	61.80 %	
Homebuyer Unit	\$9,372	\$19,480		\$14,530	75 Units	23.30 %	
Homeowner-Rehab Unit	\$5,902	\$26,371		\$20,251	38 Units	11.80 %	
TBRA Unit	\$6,650	\$2,782		\$3,156	10 Units	3.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Santa Cruz CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$46,348	\$219,684	\$5,507
State:*	\$125,042	\$108,908	\$27,200
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	91.0	28.0	100.0	50.0
Black/African American:	1.5	10.7	0.0	10.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	10.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	1.5	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	6.0	61.3	0.0	30.0
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HOUSEHOLD SIZE:

1 Person:	95.0	13.3	100.0	0.0
2 Persons:	4.5	16.0	0.0	40.0
3 Persons:	0.5	17.3	0.0	30.0
4 Persons:	0.0	25.3	0.0	20.0
5 Persons:	0.0	14.7	0.0	0.0
6 Persons:	0.0	9.3	0.0	10.0
7 Persons:	0.0	2.7	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	78.4	17.3	100.0	0.0
Elderly:	18.1	5.3	0.0	0.0
Related/Single Parent:	0.5	24.0	0.0	90.0
Related/Two Parent:	0.0	53.3	0.0	10.0
Other:	3.0	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	56.8	1.3 [#]
HOME TBRA:	0.0	
Other:	22.6	
No Assistance:	20.6	

of Section 504 Compliant Units / Completed Units Since 2001 8

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Santa Cruz

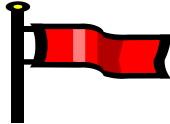
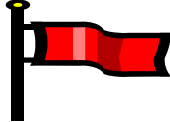
State: CA

Group Rank: 49
(Percentile)

State Rank: 29 / 92 PJs

Overall Rank: 47
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	70.59	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	44.64	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	99.5	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.83	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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